

MINUTES OF THE APRIL 1, 2009 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
APRIL 1, 2009

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Vince DiBella
Greg Lambright
Craig Boswell
Delight Clark

MEMBERS ABSENT

Tom Bottomley

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
Wahid Alam
Tim Lillo
Tom Ellsworth
John Wesley
Christine Zielonka
Pat Gilbert
Gerrald Adams
Shahir Safi
Eric Thompson
Dave Parker
Alisa Petterson Dangelo
Others

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A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:00 p.m.

B. Approval of the Minutes of the March 4, 2009 Meeting:

On a motion by Vince DiBella seconded by Delight Clark the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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CASE #: DR09-07 **Dunkin Donuts**
LOCATION/ADDRESS: 1984 W Main Street
REQUEST: Approval of a remodel of the former Taco bell pad building
COUNCIL DISTRICT: District 3
OWNER: J.G. Management Co.
APPLICANT: David Parker, K&I Architects
ARCHITECT: K&I Architects
STAFF PLANNER: Wahid Alam, AICP

REQUEST: Approval of a 2,240 sq. ft. Dunkin Donuts and tenant space

SUMMARY: Staffmember Wahid Alam explained this project had not had a work session. He then explained staff's concerns with the project and the suggested conditions. Mr. Alam explained that this project is very close to the Light Rail Sycamore Station and is within the West Main Plan.

Dave Parker represented the case and stated he appreciated staff allowing him to be on this agenda. Mr. Parker stated that he understood staff's concerns; however, the client was unwilling to do anything that would incur additional costs.

Boardmember Greg Lambright confirmed with Mr. Parker that the client was unwilling to do anything that would change the structure of the building. Mr. Parker stated he thought the pyramidal roof would be out of scale for such a small building. Mr. Parker agreed there was a need for some type of shade for the drive thru window. He suggested additional trees along the west of the site. He stated they were planning to match the screen wall to the rest of the center. Boardmember Lambright thought the applicant was making an effort to tie in with the shopping center. He suggested continuing the Dunkin Donuts wedge around the rest of the building.

Boardmember Craig Boswell confirmed with staff that the applicant could simply change the signs and reopen as Dunkin Donuts.

Boardmember Wendy LeSueur agreed that there should be some type of shade for the drive-thru window. She did not think it needed to be over the drive-thru lane. She stated trees could provide shade; however, tenants typically trim back the trees to provide a view for the signage, which then eliminates most of the shade. She was glad they were planning to match the screen wall.

Boardmember Vince DiBella confirmed the curb cut was an issue but was not something this Board could address.

Chair Tim Nielsen appreciated the effort to match the shopping center. He agreed with staff that the applicant could really sell this project with staff's suggested changes, so people on the light rail would really see the building. He encouraged Mr. Parker to try to work with the client to do a little more.

MOTION: It was moved by Greg Lambright and seconded by Craig Boswell that DR09-07

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be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to the planning staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a) Change the existing screen wall with brick and/or cmu masonry to match in design and layout with the existing screen wall to the east, built for the pad building.
 - b) Provide pedestrian connection between Dobson Road sidewalk and north side of the building along tenant space and continue east across the parking lot. Pedestrian paths need to be a decorative surface wherever they cross drive aisles.
 - c) Identify bike rack location on the site plan.
 - d) Provide light fixture cut sheets for attached and parking lot lights. Type/style should be compatible with what exists in the shopping center.
 - e) Remove and replace curbing and asphalt at the northwest corner of the site near the starting of the drive-thru lane along Dobson Road to create a softened continuous curb line following the turning radius.
 - f) Provide plant materials per 11-15-3(A) and 11-15-3(B).
 - g) Compliance with screening standards per Zoning Ordinance Section 11-15-4.
 - h) **Work with staff to use more of the Dunkin Donuts element on all 4 sides of the building.**
 - i) **Provide two 24" box trees along the west to provide shade for the drive-thru window.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

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CASE #: DR09-08 MARC East Vocational Training Facility

LOCATION/ADDRESS: 10917 E. Main St.
REQUEST: Approval of a 36,705 sq. ft. vocational training facility
COUNCIL DISTRICT: District 6
OWNER: MARC Center of Mesa Inc.
APPLICANT: MARC Center of Mesa Inc.
ARCHITECT: Vince DiBella
STAFF PLANNER: Tim Lillo

REQUEST: Approval of a 36,705 sq. ft. vocational training facility

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Greg Lambright and seconded by Wendy LeSueur that DR09-08 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Planning staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Shift building "C" to the West to accommodate the required 30' building setback from the adjacent R-4 zoning. §11-15-2A
 - b. Increase the landscape island at the south end of this development from 16' to 24' wide and provide two trees and six shrubs in this island as required by the Zoning Ordinance. §11-15-3-2F
 - c. Parking canopies need to be reduced in length to leave the last parking space next to a landscape island uncovered to accommodate the tree canopy.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. Future Design Review approval of future office/retail buildings identified as Phase Two on the site plan.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Execute the cross access agreement between the two properties before approval of Plan Review.
9. Provide two half size sets of reproducible revised site plans, landscaping plans

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and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0 – 1 Boardmember Vince DiBella abstained

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- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

None

- G. Other business:

Review and discuss a proposed City of Mesa Fire station at 3361 S Signal Butte Rd

Eric Thompson represented the project. Mr. Thompson explained the floor plan would be the same as station 218; however, the elevations would be dramatically different. He explained the materials would be very low maintenance, including ICF wall system clad with metal. He stated the intent was to make it very easy to recognize the building as a fire station.

Boardmember Wendy LeSueur confirmed the signage would be on a perforated metal element. She liked the recessed windows and thought the building was beautiful.

Chair Tim Nielsen thought this was a very handsome project.

- H. Adjournment: The meeting adjourned at 5:38 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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